

## **34 Kirkdale Mount Leeds**



## **2 Bedroom House - Semi-Detached £179,995**

69 Lower Wortley Road  
Wortley  
Leeds  
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# 34 Kirkdale Mount, Wortley, Leeds, West Yorkshire, LS12 6AZ

## GROUND FLOOR:

### Side Entrance Porch:



A part glazed porch to the side of the property

### Hallway:

Access from the side porch via a part glazed entrance door, stairs rising to the first floor

### Living Room:

13'11" x 13'01"



Double glazed window to the front elevation, television and telephone points, a fitted fire surround and hearth with an inset pebble effect electric fire, central heating radiator

### Fitted Dining Kitchen:

15'09" x 15'08"



A modern range of wall, base and drawer units, complimentary work surfaces, integral dishwasher, an inset 1 ¼ bowl stainless steel sink and drainer with a mixer tap, an eye level double oven, five burner gas hob, extractor above, plumbing for an automatic washing machine, space for a dining table, central heating radiator, double glazed windows to the rear elevation, double glazed French doors providing access to the rear garden,

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation

### Bedroom One:

11'10" x 10'10"



Double glazed window to the front elevation, central heating radiator

### Bedroom Two:

8'09" x 7'04"



Double glazed window to the rear elevation, central heating radiator

## Bathroom / WC:

12'01" x 4'09"



A white suite comprising of a panelled 'P' shaped shower bath with a glazed side screen, a plumbed shower and central taps, a wash basin and a WC, ladder style central heating radiator / towel warmer, double glazed window to the side elevation

## TO THE OUTSIDE:



## Driveway / Off Street Parking::

There is a driveway to the side of the property providing useful off street parking

## Gardens:



The front garden has a lawn and some planting. The rear garden is enclosed with decking which provides a pleasant seating area

## EPC LINK:

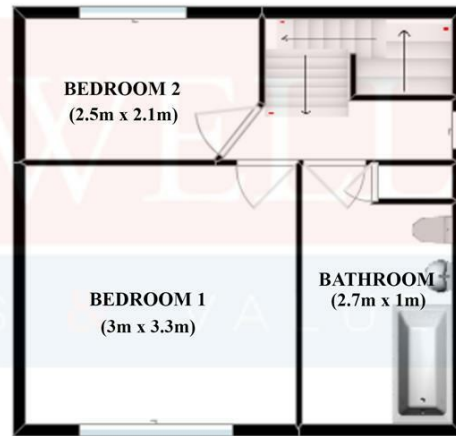
<https://find-energy-certificate.service.gov.uk/energy-certificate/8593-7921-5630-3359-1996>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Floor Plan



**GROUND FLOOR**



**FIRST FLOOR**